



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

**JANUARY 17, 2020
10:30 A.M.**

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



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LIEN REDUCTION HEARING

CASE NO: CE18121471
CASE ADDR: 118 SW 21 WY
OWNER: ISAAC'S ESTATE INC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$13,250.00
Admin. Costs: \$810.00
Appl Offer: \$132.50

VIOLATIONS: 18-4 (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE CE18111620. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-34.1.A.1.

**Mailed First Class
January 6, 2020**

THERE ARE MULTIPLE CARS AND CAR PARTS BEING STORED ON THE PROPERTY, WHICH IS AN UNPERMITTABLE LAND USE IN THIS RS-8 ZONED DISTRICT.

CASE NO: CE18040031
CASE ADDR: 316 NE 4 ST
OWNER: 300 THIRD & 4TH LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$11,450.00
Admin. Costs: \$258.00
Appl Offer: \$2,500.00

VIOLATIONS: FBC(2017) 105.3.2.1

**Mailed First Class
January 6, 2020**

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17020178 BBARRIER TEMP FENCE FOR OVERFLOWED
PARKING 1105 LF

CASE NO: CE11052063
CASE ADDR: 1604 NW 11 CT
OWNER: CASA BRASIL INVESTMENTS LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$6,075.00
Admin. Costs: \$856.00
Appl Offer: \$1,600.00 in total

VIOLATIONS: 18-12 (a)

**Mailed First Class
January 6, 2020**

THERE IS LAWN OVERGROWTH PRESENT ON THIS OCCUPIED PROPERTY AND THE PROPERTY IS LITTERED WITH TRASH/RUBBISH/DEBRIS.

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CASE NO: CE11052069
CASE ADDR: 1604 NW 11 CT
OWNER: CASA BRASIL INVESTMENTS LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$26,100.00
Admin. Costs: \$1,086.00
Appl Offer: \$1,600.00 in total

VIOLATIONS: 18-11(a)

THE SWIMMING POOL THAT IS LOCATED IN THE REAR YARD OF THIS OCCUPIED PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. THIS POOL IS UNSANITARY, UNSIGHTLY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IN ADDITION, A SECTION OF THE WOOD FENCE THAT SURROUNDS THIS POOL IS DOWN, EXPOSING THE POOL AREA TO THE COMMUNITY. IN THIS CONDITION, THIS POOL POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY AND SURROUNDING PROPERTIES. THIS POOL IS ALSO COVERED WITH A 2X4 AND PLYWOOD STRUCTURE THAT HAS CAVED INTO THE POOL AND IS CONSIDERED TO BE TRASH/RUBBISH/AND SOLID WASTE.

Mailed First Class
January 6, 2020

CASE NO: CE19011362
CASE ADDR: 2415 DAVIE BLVD
OWNER: SPEEDWAY LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$18,000.00
Admin. Costs: \$672.00
Appl Offer: \$672.00

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-19.5.D.5.

THE WALL ON THIS PROPERTY IS IN DISREPAIR.

47-34.1.A.1.

THE VACANT LOT IS BEING USED TO STORE VEHICLES. THIS PROPERTY IS ZONED B-1 AND THIS IS CONSIDERED ILLEGAL LAND-USE PER TABLE 47-6.11.

Mailed First Class
January 7, 2020

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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CASE NO: CE19011360
CASE ADDR: 2409 DAVIE BLVD
OWNER: SPEEDWAY LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$18,000.00
Admin. Costs: \$672.00
Appl Offer: \$672.00

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED TO A SPECIAL MAGISTRATE HEARING, WHETHER THE VIOLATION IS CORRECTED PRIOR TO THE HEARING OR NOT. PRIOR CASES ARE CE18070857 AND CE17070317.

47-19.5.D.5.

THE WALL ON THIS PROPERTY IS IN DISREPAIR.

47-34.1.A.1.

COMPLIED

Mailed First Class
January 7, 2020

9-304 (b)
COMPLIED

CASE NO: CE10050391
CASE ADDR: 1551 DAVIE BLVD
OWNER: EDAN & GAL LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$490,950.00
Admin. Costs: \$258.00
Appl Offer: \$0.00

VIOLATIONS: NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Mailed First Class
January 6, 2020

CASE NO: CE12041314
CASE ADDR: 1551 DAVIE BLVD
OWNER: EDAN & GAL LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$242,000.00
Admin. Costs: \$258.00
Appl Offer: \$0.00

VIOLATIONS: 28-33 (a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE16011251
CASE ADDR: 1551 DAVIE BLVD
OWNER: EDAN & GAL LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$349,800.00
Admin. Costs: \$1,178.00
Appl Offer: \$0.00

VIOLATIONS: 9-278 (g)
THERE ARE WINDOWS THAT HAVE DAMAGED/TORN/MISSING WINDOW SCREENS.

9-279 (g)
THE PLUMBING FIXTURE IN THE BATHROOM SINK IS IN DISREPAIR. THE STOPPER IS BROKEN AND IS NEED OF REPLACEMENT.

9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE DAMAGED AND/OR IN DISREPAIR, BOARDED AND MISSING JALOUSIES DOORS ARE DIRTY AND HAVE ROTTED WOOD. THERE ARE AREAS ON THE FASCIA AND EAVES THAT HAVE ROTTED WOOD AND ARE IN NEED OF REPLACING. THERE ARE CRACKS AND HOLES ON THE INTERIOR WALLS AND CEILINGS THAT REQUIRE RESEALING AND RESURFACING.

9-280 (d)
THE CABINETS ARE IN DISREPAIR WITH BROKEN AND/OR MISSING DRAWERS.

9-280 (g)
THE ELECTRIC IS IN DISREPAIR AND NOT MAINTAINED IN SAFE WORKING CONDITION AS THERE ARE SOCKETS THAT ARE MISSING THE REQUIRED ELECTRICAL SOCKET COVERS.

9-306
THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE STAINED AND DIRTY.

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CASE NO: CE17050526
CASE ADDR: 1551 DAVIE BLVD
OWNER: EDAN & GAL LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$138,000.00
Admin. Costs: \$1,373.00
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, TRASH, AND DEBRIS ON PROPERTY
AND SWALE.

24-27. (b)
TRASH CONTAINERS ARE NOT RETURNED TO AN APPROVED
LOCATION AFTER SERVICE.

47-34.1.A.1.
THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT
LIMITED TO, A COUCH AND SUPERMARKET CART. THIS IS A
NON-PERMITTED USE PER SEC 47-24.3. FOR ZONING
DESIGNATION RM-15.

9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO
CEILING, DOORS, WINDOWS, FACIAS AND SOFFIT.

9-305 (b)
LANDSCAPE AND SWALE NOT MAINTAINED, THERE IS
MISSING AND/OR BARE AREAS OF LAWN COVER.

9-306
THE EXTERIOR BUILDING WALLS AND FACADES ARE NOT
MAINTAIN IN A SECURE AND ATTRACTIVE MANNER. THE
EXTERIOR WALLS AND FACADES ARE DIRTY AND STAINED
AND HAVE AREAS OF MISSING, FADED AND CHIPPED PAINT.

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CASE NO: CE19032302
CASE ADDR: 101 SW 29 AVE
OWNER: KI PROPERTIES LLC
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$4,500.00
Admin. Costs: \$580.00
Appl Offer: \$450.00

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

9-306
THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRTY STAINS AND FADED PAINT.

18-12 (a)
COMPLIED

47-21.16.A.
COMPLIED

**Mailed First Class
January 7, 2020**

25-7 (a)
THERE ARE POSTS INSTALLED ON THE SWALE.

CASE NO: CE17041080
CASE ADDR: 1208 SW 4 ST
OWNER: MCSHANE, CHRISTOPHER M
PRESENTER: DEANNA BOJMAN

Total Lien Amount: \$38,300.00
Admin. Costs: \$921.00
Appl Offer: \$50.00

VIOLATIONS: FBC (2014) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. WOOD CARPORT ERECTED WITHOUT PERMITS AND INSPECTIONS.
2. WOOD FENCE INSTALLED IN FRONT OF HOUSE IN SWALE AREA.
3. WOOD FENCE INSTALLED AT REAR THAT APPEARS TO SURROUND TRASH AREA.

FBC (2014) 110.1
CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

**Mailed First Class
January 9, 2020**

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CASE NO: CE16040057
CASE ADDR: 3200 N PORT ROYALE DR # 1603
OWNER: SHAHEEN, MICHAEL P
PRESENTER: DEANNA BOJMAN

**REQUEST TO AMEND LIEN
REDUCTION ORDER FROM
AUGUST 15, 2019**

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

BUILDING PERMIT # 14081663 (#1603 REMODEL
KITCHEN)

NOTE: ALL SUB PERMITS ASSOCIATED WITH THIS
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS
WELL.

FBC(2014) 110.6

**Mailed First Class
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THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.
